

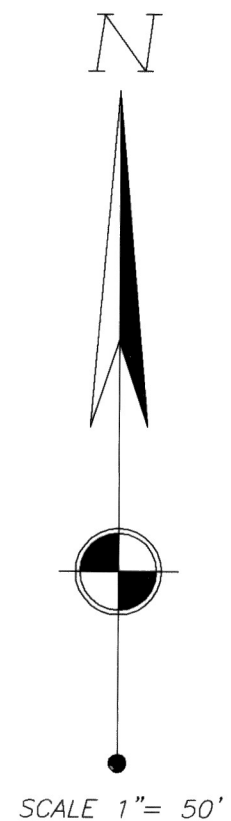
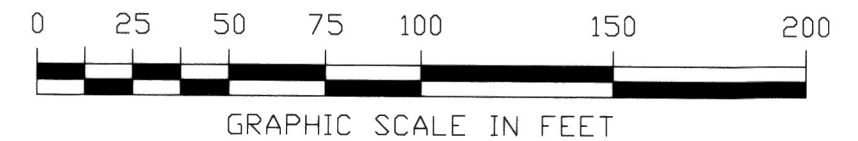
MINOR SUBDIVISION
SURVEY PLAT OF PART OF THE LANDS OF
NANCY J. KELLY, TRUSTEE OF THE
NANCY J. KELLY LIVING TRUST
SITUATED IN VMS 1729
LIBERTY TOWNSHIP, CLINTON COUNTY
OHIO

Approved by the Clinton County Regional
Planning Commission; no plat required
under the Ohio Revised Code 711.131.
[Signature] Signed 5-6-21
Date

CLINTON COUNTY ENGINEERS
RECORD OF LAND DIVISION

VOLUME 43 PLAT NO. 238
DATE: 5-6-21
SCALE: 1" = 50'
DEED REFERENCE
VOLUME O.R. 429 PAGE 18
TOWNSHIP LIBERTY
MILITARY SURVEY NO. 1729

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer
Per: Walt
Date: 5-6-21



SCALE 1" = 50'

CLINTON COUNTY HEALTH DISTRICT

APPROVED [Signature]
DATE 5-5-21 TITLE EA Director

Preliminary Access Approval
The Clinton County Engineer
Per A. FRICKE
Date 04-29-2021

MINOR SUBDIVISION APPROVAL
Meets State Minimum Survey Requirements
Engineers Map Office Date: _____

Per: _____
Drainage and Driveway Approval
Clinton County Engineer Date: 04-29-2021
Per A. FRICKE

Notes:
The Tract is located within an A-3 Agricultural Zoning District.
Minimum side yard = 30 feet.
Minimum rear yard = 30 feet.
Minimum front yard = 105 feet from road centerline.
Minimum lot size is 2 acres with 150' road frontage.
Maximum building height = 50'

The tract shown herein appears to be located within zone "X" (areas outside the 0.2% annual chance floodplain) as depicted on the Flood Insurance Rate Map, Community Panel Number 39027C0041D with an effective date of May 3, 2010.



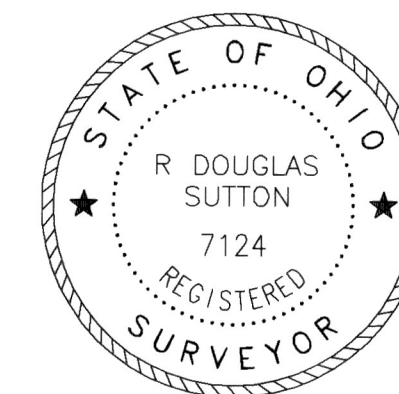
CERTIFICATE OF OWNERSHIP
I, Nancy J. Kelly, Trustee of the Nancy J. Kelly Living Trust, do hereby certify that I am the owner of the property described and shown herein, and that all legally due taxes have been paid, and that as such owner, I have caused the said property to be surveyed and subdivided as shown.

Nancy J. Kelly, Trustee
Nancy J. Kelly, Trustee

State of Ohio

Be it remembered that on this 22 day of April, 2021, before me, the undersigned, a Notary Public in and for said State, personally came Nancy J. Kelly, Trustee, who has acknowledged the signing and the execution of the foregoing plat to be her voluntary act and deed. In testimony whereof, I have set my hand and seal on the day and date above written.

Lisa Hipke
Notary Public



[Signature]
R. DOUGLAS SUTTON
OHIO PROFESSIONAL SURVEYOR 7124

- MONUMENT LEGEND —
- Iron Pin (fd) size per plan, if cap exist, name is shown by symbol
 - 5/8" OD Iron Pin (set) with yellow plastic cap stamped "CLINCO & SUTTON"
 - ⊙ Iron Pin previously (set)
 - ⊕ Iron Pipe (fd) OD size per plan
 - ⊗ Stone (fd)
 - ▲ Railroad Spike (fd)
 - △ Railroad Spike (set)
 - ⊕ Mag Nail (set)
 - ⊞ Concrete Monument (fd)
 - PK or Mag Nail (fd)
 - ⊗ Post (fd) size per plan

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.999896861462. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

Clinco & Sutton
SURVEYORS
61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177

JOB NO. 2021/21585
DRWG NO. 21585
DATE: MARCH 2021